

# NEWINGTON TOWN PLAN AND ZONING COMMISSION

## Special Meeting

April 1, 2020

Chairman Pane called the regular meeting of the Newington Town Plan and Zoning Commission to order at 7:00 p.m. in Conference Room L101, 131 Cedar Street, Newington, Connecticut.

I. **PLEDGE OF ALLEGIANCE**

II. **ROLL CALL AND SEATING OF ALTERNATES**

Commissioners Present

Chairman Domenic Pane  
Commissioner Anthony Claffey  
Commissioner Michael Fox  
Commissioner Garrett Havens  
Commissioner Stanley Sobieski  
Commissioner Stephen Woods  
Commissioner Hyman Braverman-A  
Commissioner Bryan Haggerty-A

Commissioners Absent

Commissioner David Lenares  
Commissioner Thomas Gill-A

Staff Present

Craig Minor, Town Planner

III. **APPROVAL OF AGENDA**

Craig Minor: No changes

IV. **PUBLIC PARTICIPATION** (For items not listed on the Agenda; Speakers limited to two minutes. Call 860 665-8736)

Chairman Pane: Is there anyone in the public who would like to speak to us? The phone number is 860 665-8736. I want to thank NCTV, and Craig Minor and Norine for coming so that we can conduct this meeting and try to get a few things accomplished. We know that there is a little delay, so I am going to go to Remarks by Commissioners, but if somebody from the public does call in, we will answer your phone call. If any Commissioner has a remark, I'll open the floor up and all I will ask first though, is please state your name if you have something that you would like to say, state your name first.

None

V. **REMARKS BY COMMISSIONERS**

Commissioner Sobieski: Craig, this is to Craig Minor, if, the back of the Tattoo place, has that been looked at, or are you staying on top of that?

RECEIVED FOR RECORD  
IN NEWINGTON, CT  
2020 APR 13 AM 11:25  
Domenic O. Pane  
Town Clerk

Craig Minor: I passed it along to the Chief of Police to look into and I passed it along to the Town Manager's office to issue a blight complaint.

Commissioner Sobieski: Okay.

Commissioner Claffey: Question, Stanley's question, where is the location of this place?

Craig Minor: It was really not a zoning issue, it's a vandalism/blight issue.

Commissioner Claffey: Where is it, what's the location?

Commissioner Sobieski: Anthony, it's where the old Variety Homes used to be, almost across the street from the DOT parking lot.

Commissioner Claffey: Okay, thank you.

Commissioner Sobieski: The only question Craig, on that is I know that there has been partying and drinking back there and stuff like that. I was just wondering if the police are going to be looking into that, is that correct?

Craig Minor: I can't speak for the police, but I did pass it along to them.

Commissioner Sobieski: Okay. Thank you very much.

Craig Minor: You're welcome.

Chairman Pane: Any other Commissioner comments?

Commissioner Braverman: I walked it, back of that tattoo place and saw the plaque that was there. There was concrete that was disrupted and I was glad that everybody had a chance to see it.

Chairman Pane: Thank you Commissioner Braverman. Any other comments from Commissioners?

## **VI. APPROVAL OF MINUTES**

Chairman Pane: We have the minutes of February 12, 2020 our regular meeting, and we also have TPZ minutes for February 26, 2020, regular meeting.

Commissioner Sobieski moved to accept the minutes of the February 12<sup>th</sup>, and February 26<sup>th</sup> meetings. The motion was seconded by Commissioner Claffey. The vote was unanimously in favor of the motion, with six voting YEA.

## **VII. NEW BUSINESS**

- A. Petition 41-19: Residential subdivision at 55 East Robbins Avenue. Domelas Home Improvement LLC, Owner/Applicant; Helton Domelas, 65 Wood Pond Road, Farmington CT. Contact

Craig Minor: I'll speak to this. I encouraged the applicant not to come tonight because it is pretty straight forward for a subdivision, so I think I can explain the project and possibly answer questions if anyone has them.

If you are now watching this on TV, I'm now pointing to the subdivision plan on the monitor. The parcel currently has a house on the east side of it, but it's large enough to be split into two building lots, and that is what the owner wants to do. There is enough room for a second house, with driveway. It meets all of the requirements, we have a letter from MDC certifying water and sewer. The only issue, and it's a minor one, is that again, if you are looking at the property, that slopes down to the back, and when the new house gets built and the driveway gets built, there is going to be a little bit more runoff flowing down to the south than is currently, so the Town Engineer has told the consulting engineer to design a drainage swale, or a rain garden, something to catch the water so the property to the south, which happens to be the State of Connecticut, but that's neither here nor there, so that there isn't any increase in runoff on the property to the south. The consulting engineer has not made those changes yet and since there are no other problems with the subdivision, I would suggest that the Commission approve it with the condition that the applicant's engineer address this slight runoff issue.

Commissioner Sobieski: I have a question, is the drainage runoff, when it gets filled, will it run off back towards the existing house or over onto the DOT property?

Craig Minor: Towards the DOT property.

Commissioner Sobieski: Okay, that's question one, question two, because that is DOT property, there are a lot of trucks and noise and stuff, is there any proposal to put some kind of noise barrier or screening up there?

Craig Minor: Normally we are concerned about buffering a residential use from a new commercial use. We don't really usually worry about buffering the residential use from the existing commercial use. If the developer wants to put up, actually there is going to be a remaining road and a stand of trees of some sort.

Commissioner Claffey: I have a question. I'm looking at the drawing, Flagler Street, you can't read it on the plan, looks like a cloud, what is that? Are they shrubs or.....

Chairman Pane: Yes, it says shrubs, it's off to the rear of the property, it looks like a cloud, it says shrubs.

Commissioner Claffey: Are those existing or.....

Chairman Pane: I think those are existing conditions.

Commissioner Claffey: Okay, thank you.

Chairman Pane: You're welcome. If you notice they did add a turnaround on the driveway. Being on East Robbins Avenue, and we know how busy East Robbins is, the developer designed the driveway so that it has a turnaround, so that nobody is backing out onto Robbins Avenue. Any other questions from the Commissioners?

Commissioner Woods: I have one, on the condition of the water runoff, we seem to have trouble when we have one of these conditions when we try to stop the water and then it somehow gets to the Engineering office and sometimes becomes an insurmountable task for the applicant to achieve. I was wondering if there was some way that we could write into the, more of a specific condition so the applicant is comfortable as well as we are.

Craig Minor: The amount of run off that the Town Engineer is recommending that they be required to retain is small enough that a drainage swale should suffice, so I don't think putting a swale on the property, again, if you look would be on the south side of the property to catch runoff, that shouldn't be a problem.

Chairman Pane: So we could be specific and say, the plans shall be revised to put a swale on the rear of the property to minimize the storm water runoff to the south. Would that work for you, Commissioner Woods?

Commissioner Woods: Yes.

Chairman Pane: Would you like to wait and see, have them correct this and approve it at the next meeting, or do you want to have a specific condition?

Commissioner Woods: I don't want to hold it up, what I'm trying to do is remove any obstacle for the applicant down the road which seems to happen sometime. I think by creating a swale, that pretty much tells the applicant what we are looking for and I believe the Town Planner is in agreement that that will work, so I'm satisfied with that.

Commissioner Sobieski: I'm also satisfied with that.

Chairman Pane: Okay, thanks. Any other Commissioner comments?

Commissioner Claffey: With that swale, does it cross over any other property lines?

Craig Minor: No. It would be in the area of where that cloud.....

Commissioner Claffey: Okay, got it.

Chairman Pane: Can we go right to the motion while it's fresh?

Commissioner Sobieski moved to close the petition with Commissioner Claffey as a second. The vote was unanimously in favor of the motion, with six voting YEA.

Petition 41-19

Residential Subdivision at 55 East Robbins Avenue  
Dornelas Home Improvement LLC, owner/applicant  
Helton Dornelas, 65 Wood Pond Road, Farmington CT, contact

Chairman Pane moved to approve, with conditions, Petition 41-19: Residential Subdivision at 55 East Robbins Avenue Dornelas Home Improvement LLC, owner/applicant  
Helton Dornelas, 65 Wood Pond Road, Farmington CT, contact

Conditions:

1. The plans shall be revised to install a small swale at the rear of the property to prevent water runoff to the south.

The motion was seconded by Commissioner Sobieski. The vote was unanimously in favor of the motion, with six voting YEA.

B. Petition 08-20: Sec. 8-24 Referral of Proposed Sale of Town-Owned property at 88 Stamm Road. Town of Newington, Owner/Applicant.

Chairman Pane: I'll have Craig give us a brief overview of this, and then we will go to questions.

Commissioner Claffey: Can I interject for a second? I'm going to recuse myself. I used to own an abutting property there and I just don't want that to cloud anyone's decision. I owned 630 New Britain Avenue, so I'm just going to recuse myself and not vote on it. I kind of know where this is going to go, so I'm fine with it.

Chairman Pane: Okay, very good. Thank you.

Craig Minor: Over a year ago, the owner of the home at 4 Boulevard approached the then Town Manager with a request to buy the land which is, which we know as 88 Stamm Road. It's a long linear vacant lot. The homeowner approached the Town manager with that request. It was not acted on quickly because as most people know, the town doesn't really have a policy for dealing with surplus anything, whether it's land or equipment, so his request kind of languished for quite a while, but it's at the point where the Council did take it up at a recent meeting, and I was not at that meeting, and I know that the Council members had some questions themselves which they need to work out with the owner, but the matter of whether the Town should transfer some or all of 88 Stamm Road, which is town owned to a private property owner has now come before the TPZ to consider.

If you have my report, you have my thoughts on it. I don't know exactly why the home owners want the additional land, I have talked to him a few times and I won't say that he is being vague, because that implies a hidden agenda, but I think he just wants more land to enjoy. That's all I have to say, and if the Commissioners have any questions, I'll try to answer them.

Chairman Pane: Were you able to, do you have the applicant's number if we wanted to talk to him, did you set that up, or not.

Craig Minor: I did not tell him to be by the phone if there were questions.

Chairman Pane: Okay. So, this is, my feeling on it is, that piece of property along all of those residences there is a natural buffer for the Industrial zone. It drops off about, the property is about 25 to 30 feet higher than Stamm Road. So it would be impossible for them almost to put a driveway down to Stamm Road and I would be worried about opening up the property where this natural buffer is, for this Industrial property. Those are my feelings on it, I'd like to hear from the Commissioners to see how they feel about it.

Commissioner Sobieski: I have some questions as to, does the Town actually own the right of way from the old trolley line or was it something that they acquired for back taxes or whatever?

Craig Minor: I don't know how the Town acquired it, but it is property that the Town owns.

Commissioner Sobieski: All right. Then my next question is, as Domenic alluded to, I agree with him, that is a buffer zone. Those residences are protected from Stamm Road which is commercial. I'm wondering what the runoff is, and if there is any detention ponds that were built up there to hold the water from flooding down Stamm Road. Stamm Road has a flooding issue basically with the railroad because they are not maintaining their box culverts

underneath, and when that floods, the road floods, and I know that there are times when they had to shut the line down. I would not want to see anything that puts more water down there. The other question, what would happen to Lots 35, 41, and 49. They are basically unusable, am I correct?

Craig Minor: I'm looking at the contour map that is in your agenda packet. Which lots are you talking about?

Commissioner Sobieski: What would happen to the lots that are northwest of Lot 88, 35, 41 and 49? Would the Town still retain those?

Craig Minor: Well, 35 belongs to whoever owns 35. The town owns 88 Stamm Road, that's the address of that parcel.

Commissioner Sobieski: Like I said, it's a natural buffer, I have some reservations about it. That's just my opinion.

Chairman Pane: Any other Commissioners have a comment?

Commissioner Fox: Looking at the topographical maps, from what I can see, and as you said, quite a drop and for a driveway, I think would be a lot of trouble, and I also agree that the town has a nice buffer there, so I'm not sure I like the idea.

Chairman Pane: Okay, thank you Commissioner Fox. Any other questions or concerns from the other Commissioners?

Commissioner Woods: Lot 88, what is it zoned as now?

Craig Minor: Industrial.

Commissioner Woods: Industrial, so if it changed over to residential would that cause any sort of buffering from the lots down below or create, there isn't much there on the corner, the first street on the south end. I agree with the other two Commissioners, I think it should stay more of a natural buffer, I wouldn't like to lose that.

Chairman Pane: Thank you. I think it would be worthwhile, if I'm not mistaken, we still have time of this, we don't have to approve this or not approve it tonight, we have until the 6<sup>th</sup>, we could vote on it on the 6<sup>th</sup>. Is that correct?

Craig Minor: I'm sorry, I've lost track of the dates, but.....

Chairman Pane: Dates have been expanded anyway because of the virus so I'm thinking it would be wise for all of the Commissioners to maybe take a drive down Stamm, take a look at the height, and the natural buffer, and then it is worth while driving down Roberts Street and then to the Boulevard and looking in the back there and taking a look at the area. We also have a small out building over there and I'm not sure if it's on 88 or if it is part of Lot #21, and I'm going to ask the Town Planner to look into that. As you drive up there, you will notice a small building that is half up, half down and maybe one of the Commissioners knows what it was, used to be, it might have been part of the trolley, I'm not sure, but it's not pleasant looking.

Commissioner Woods: Back to my mayor days, that is actually, it was an old machine shop and it is an extremely contaminated piece of property. It is still privately owned, although I

don't think we know who owns it, but I know that the Town doesn't own it. We have had some requests over the years to clean it up, but the Town has been very leery on it, because of what happened to us with the National Welding site. We don't want the same thing to happen. I guess it is one of those sites that is highly contaminated with heavy metal and oils from the machine shop operating there over the years.

Just one other question before I give the floor back to you, have we notified the other property owners up there about this possible sale to see what their input would be?

Craig Minor: I don't believe that the Town Council or the Town Manager has approached the other owners. That would certainly be a step that the Council would need to take before they made a decision as to whether to sell all or some this land to the owner of 4 Boulevard.

Commissioner Woods: Thank you.

Chairman Pane: Thank you, and that was Commissioner Woods speaking. I appreciate the information. I think it's still worthwhile, checking to see who owns it, Lot #21 and maybe between that owner and the Town, it's a small block building with a roof on it. Half of it's down, half of it's up, it just appears that it could be a hazard to possibly kids and stuff. I don't think it would be wise for a through cleaning of the ground or anything, but I think it would be wise to take the building structure down so that it doesn't fall on anybody, and just remove it, maybe we can look into that.

Commissioner Woods: Mr. Chairman, I would ask you or the Planner to speak to Tom Molloy, Superintendent of Public Works, he has a lot of information on this property.

Chairman Pane: Fantastic, thank you. So I think it will be worthwhile for everybody to drive over to that area, take a look at it, and see if the height and that natural buffer should be preserved or not, and there is definitely one thing that we should recommend to the Town Council is that they need a better policy for people that want to buy property. There is no policy now I guess on selling town owned land. I think the Council should work on some sort of policy for selling land. Unless there is any other comments we will move to the next thing on the agenda, and we will take action on this at our next meeting on the 6<sup>th</sup>.

Commissioner Haggerty: One question, who is the property that wishes to purchase that?

Chairman Pane: It's number 4 on the map.

Commissioner Haggerty: Thank you.

Commissioner (inaudible) I'm looking at the draft suggested motion, and under the findings it says that the transfer of the property does not conflict with any goals or strategies of the POCD. We don't know what the buyer intends to do with it. Really, it's open space, and I propose keeping it as open space, whether it's usable or unusable, it's vacant property that should be valuable.

Chairman Pane: I will also ask the Town Planner to make the applicant available in case we have some questions for him for our next meeting.

Commissioner Sobieski: Sounds good to me.

C. Possible Amendment to LID Regulations Regarding Site Plan Modifications.

Chairman Pane: I asked the Town Planner to put this on the agenda because the LID has been, has been a very difficult thing for residential and commercial properties. I frankly think that it's inhibiting some development and because of the soils and because of the cost that we should consider removing it altogether. The Planner has an option here to possibly amend it, and I would like to hear from the Commissioners on what they believe we should do with this.

Commissioner Sobieski: When we did the LID originally, if I'm not mistaken, we exempted residential property, am I correct?

Craig Minor: Yes and No. We exempted home owners when they were building or developing their home or when they were adding a deck or a bedroom or whatever, but we did not exempt sub-division developers from the LID regulations. Then a couple of months ago the Commissioners decided and I have an amendment pending, to amend the sub-division regulations such that subdivisions of four lots or fewer would be exempt from LID.

Commissioner Sobieski: I seem to remember when this was brought up, I thought Glenn Provost was there, and the issue that we brought up constantly was the fact that because Newington's soil is so bad with so much clay and very few gravel composites, and Steve can probably let me know if I'm wrong, that the water is not going to go anywhere. It's not like being down along the shoreline with sandy soil or in some other areas where you have a lot of gravel that the water would be absorbed in. Here in Newington it just stays and the clay acts like a pond base. Am I correct, Commissioner Woods?

Commissioner Woods: Yes Commissioner Sobieski.

Commissioner Sobieski: Thank you. So I thought that is what we did, because I know when they originally set it up, somebody came in and was going to put in a patio, and I think it was like \$1800.00 just for a survey of that area. I remember that we did amend something from the residential lots. Thank you.

Chairman Pane: Any other Commissioners have any comments on this?

Commissioner Woods: I agree with you Mr. Chairman, I think that we should eliminate this regulation. I think while it sounds good, we put a very steep financial burden on some of our applicants that really don't need it. While it feels good, it might even look like it works, we all know that it is not. Sometimes it becomes more of a problem then correcting a problem. We are collecting water in an area where we know it's not going to perc down into the ground. So I think we can find other ways to work with applicants when they come in front of us, to achieve some of this than having this regulation, so I would be in favor of deleting it.

Chairman Pane: Okay, thank you Commissioner. Any other comments from the Commissioners?

Commissioner Claffey: Quick question, what were some of the things that we wanted Craig, you said we could do with the Engineering of the town, the Town Engineering Department that can assist us in not having this regulation like Commissioner Woods said, there may be ways that we can work with this applicant. Would that be through our Engineering Department?



Craig Minor: In a sense, yes. What Commissioner Claffey may recall that I said is that because the regulation is actually enforced by the Engineering Department, I thought at one point if I took it over to the Engineering Department and told them it is the wish of the Commission to be more lenient when reviewing redevelopment of existing commercial parcels. I had a discussion with the Engineering Department and the problem is, they are already being as lenient as they can be within the regulations, but the regulations require that our Engineering Department make the applicant go through this burden, so that is why we need to amend the regulations, so the Engineering Department doesn't have to be more lenient, the regulations will be more lenient.

Commissioner Claffey: So, let me rephrase the question, if we eliminate this, what standard are we going to use ?

Craig Minor: If you look at the draft that is in your agenda packet, you will see Section 6.15.3 New Construction or Redevelopment, what is there in regular font is the existing regulation. What is in bold, that sentence that says, existing unreviewed surface area, that's the sentence that I'm suggesting that we add and by adding that sentence that then alleviates any property owner from being required to provide LID for an existing property, or existing structure. That is what unreviewed surface area means. That is jargon for existing buildings, existing pavement.

Chairman Pane: Let me see if I have this correct, if we remove it altogether, completely out of the regulations, then the Engineers would go back to the way that they treated it prior to the LID which was, they would just ask for a zero runoff.

Craig Minor: Correct.

Commissioner Claffey: Okay, now I got you. Thank you.

Chairman Pane: So do the Commissioners think that we should have this on the agenda for our next meeting for public hearing.

Commissioner Sobieski: I think so, yes.

Chairman Pane: Anybody else?

Commissioner Woods: I agree with that.

Chairman Pane: Okay, I'll ask the Town Planner to put this on for a public hearing as soon as he is ready. If not the 6<sup>th</sup>, do you think you can get it for the 6<sup>th</sup>?

Craig Minor: I have to send this to CRCOG a month ahead of time.

Chairman Pane: So it's going to go to CRCOG and then it has to have a two week public notice?

Craig Minor: Thirty days, thirty days before we have the hearing, so probably you can take this up at your first meeting in May.

Chairman Pane: Okay, fantastic.

**VIII. OLD BUSINESS**

None

**IX. PETITIONS FOR PUBLIC HEARING SCHEDULING**

Chairman Pane: Nothing for Petitions?

Craig Minor: Yes, the church at 155 Lowry Place.

Chairman Pane: And that is going to be on the agenda for Monday, is that correct?

Craig Minor: Correct.

**X. TOWN PLANNER REPORT**

Chairman Pane: Is there anything for a town planner report?

Craig Minor: Yes, real quickly. In the report that I gave you, I discussed with the Chairman and we resolved a couple of the applications that had been hanging around for a while, but they had been postponed because of the Coven-19 situation. The accessory apartment which was up for its third renewal and the day care which is up for its first renewal, and with a slight change to the configuration of the plot, so the Chairman and I took care of that, and that was in the report that I sent to you. That's all I have.

Chairman Pane: Any questions from the Commissioners on that?

Commissioner Woods: Just thank you Mr. Chairman for you and the Planner for taking care of that so there was no hold up.

**XI. COMMUNICATIONS**

Commissioner Sobieski: There will not be a meeting of CRCOG until after this corona virus thing is resolved, so all the information that I get I forward to everybody.

Chairman Pane: Thank you very much.

**XII. PUBLIC PARTICIPATION (For items not listed on the Agenda, Speakers limited to two minutes.**

Chairman Pane: If there is anybody from the public that would like to call in, our phone number is 860 665-8736. That's 860 665-8736 for the public. While we are waiting for people I just want to bring an idea to the Commissioners. With the way things are now with this virus, we want development to come back as strong as possible. Do you think that it might be worthwhile to have the Council and Town Manager look at our fees and costs for development, to possibly suspend it on a temporary basis to help encourage development after this virus is over? I just want to open that up to the Commissioners to see if they think that is worthwhile, or maybe it's not worthwhile while we are waiting for the public to see if anybody is interested in calling. Do the Commissioners think that is worth looking at, or not looking at?

Commissioner Woods: I don't think the cost is an issue. I think the time delay from the time we approve a petition until the applicant can actually get his building permit, that's where the break down is. I think that the applicants are more than willing to pay the fee, but sometimes it's sixty, seventy days between our approval and their starting construction. That's the problem.

Commissioner Sobieski: I concur with what Steve said, plus the fact that people have waited so long to get things approved, we have to streamline our process some way or the other. Once it gets approved by us, it should sail right through.

Commissioner Claffey: Mr. Chairman, I concur with both Commissioners, the problem is not with the fees, the developers have the money, when someone comes in for a permit in our town, it's way too long. We need this to speed up. I mean just look at how many times we send something back to the Engineering Department, I mean, developers want to spend money, they have time limits on the money they can spend, they want our town to waive that, if not, they go elsewhere.

Craig Minor: Can I speak to that? Actually the delay that Commissioners Woods mentioned recently, a few minutes ago, that delay was after this Commission approved the plans, so the hold up actually was with the applicant's own consulting engineers making the corrections that the Engineering Department had required. That's where those weeks drag on and on and on. Not with the approval process, but with them getting the plans ready.

Commissioner Claffey: So is there a way that we can streamline, not when they come into us and sit at the table, and send, we send the plans to Engineering, is there somehow that they can go to Engineering, and start the process. It always seems to be a hangup with Engineering.

Craig Minor: Actually, the Engineering Department, their turnaround time is pretty quick. Usually in my package for the Commissioners, is the Engineering Department's review of the plans. So that is not where the hold up is, the hold up is after the Commission votes to approve the plan, subject to the applicant's engineering making the changes that the Town Engineer proposed, that's what ends up taking weeks and weeks and weeks. That is out of our control.

Commissioner Woods: I disagree with the Planner. I'll give you a good example. There was a small subdivision, an addition of a small building that just occurred in Newington. I believe from the Engineering Department on a piece of property that was less than an acre, there was over one hundred comments, so yeah, that does take some time to address, from the applicant's engineer. I'm not quite sure why we would come up with a hundred comments. That's where I think the breakdown is, and then I think they go back and forth, and then finally they get eliminated or the applicant finally just gives in and has to do it. That is where the break down is.

Commissioner Fox: Steve, I agree with you wholeheartedly. I remember that, and maybe the Engineering Department is a little strict on what they are doing, they are looking at every little thing.

Chairman Pane: Thank you Commissioners. I think a lot of the problems lately have been with the LID, with the Engineering going back and forth with the LID requirements. I'm hoping that maybe the removal of the LID will help streamline things for developers and maybe there are a few other things that we can do, you know, we could keep a close eye on it, and try to streamline things little bit better and have things move a little quicker for the developers. I

threw out the costing out there just to see what everybody said, but I understand what you are saying, and we need to be a little more careful on our meetings and moving things through a little faster I think.

Commissioner Sobieski: I totally agree with you Domenic.

Commissioner Woods: I think that this Commission under your leadership has done an excellent job of turning petitions around and applications around, very quickly and I applaud you, and the rest of the (inaudible). This is the approach we need to have. The Greater Hartford area, wherever I go, it lets them know that we are open for business, and I believe that is the message that you want to send. I applaud you.

Chairman Pane: Thank you Commissioner. Is there any other, let me remind the public, if you are watching, you can still call in at 860-665-8736 if you have a question for us. While we are waiting, I'll ask for final comments from Commissioners.

### **XIII. REMARKS BY COMMISSIONERS**

Commissioner Claffey: I have a question on Alumni Road. I have sent e-mails and haven't gotten any replies, regarding that parking lot.

Chairman Pane: I can address that. There have been some complaints here and there about certain things and I have asked the Planning Department, along with Andrew from Zoning Enforcement to hold off on everything. With the way things are in the world right now, with this virus, I don't think we need to send out violation notices or other things unless there is something major that the Planner and the Town manager feel that is very important. Otherwise I have asked them to be a little bit more lenient and hold off. I've asked them to keep track of anything and we'll address it afterwards. There are too many people out there that are hurting, that this has affected, so I hope you understand that I was really concerned so asked both of them to go a little easy right now. I have also, some time ago, we asked the Town Planner and Andrew to forgive the temporary signs on a temporary basis. So I think hopefully, later on in the year, we can re-look at some of these things that we are keeping track of, but I don't think right now is the time to go after somebody for something, zoning violation or.....

Commissioner Claffey: I'm asking for an update. I have sent e-mails, and I can't even get an update, so, I'll just hold off, this is a couple of months old.

Chairman Pane: I'll ask Andrew for an update and I will get back to you Commissioner. I did ask everybody to hold off. I hope that was all right with the other Commissioners.

Commissioner Woods: Mr. Chairman, I'm fine with that. I do have a question. While I appreciate the ability to have this meeting and phone in, I feel like we are right along with the same technology as that recorder that you have to your right. I think there is much better technology out there. I understand that there might be some issues that we need to tackle, but if you Mr. Chairman and the Planner can get in touch with the Town Manager, Zoom offers a much better profile, Google offers a better profile, we'll be able to see each other, much better communication. While we did accomplish getting this meeting done, I think there are much better ways to do it.

Chairman Pane: Thank you Commissioner. Right now we're working off of a cell phone with a microphone, so the original way that we had it set up wasn't working, so I appreciate your patience, and I will have the Planner look into the Zoom thing, but I believe that there were

some legalities on that, but maybe they could be, maybe we could consult the Town Attorney because with everything that is going on, maybe those things are still acceptable, by using Zoom, and if Commissioners might feel a little more comfortable, it's a possibility. So, I'll have the Town Planner look into that with the Town Attorney and the Town Manger and the IT Department.

Commissioner Woods: Thank you.

Chairman Pane: Any other comments or suggestions?

Commissioner Braverman: I agree with Commissioner Woods.

Commissioner Claffey: I know other, Wethersfield just used Zoom.

Chairman Pane: I agree with the Commissioners, this is very difficult, it's not the best system, but we got through it, and we're going to try to improve on it.

Commissioner Woods: Mr. Chairman, I appreciate everything everyone has done to put this meeting together, but I think we really need to, just for our own peace of mind, so we don't drive ourselves crazy, because this is going to be the new way to do business for several weeks if not longer.

Chairman Pane: I agree with you Commissioner Woods, we're probably going to be like this for a couple of months, and so I will work with the Planner to try to get a better system for us. If there are no other questions or comments from the Commissioners?

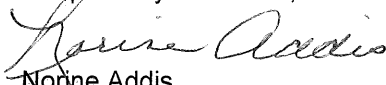
**XIV. CLOSING REMARKS BY THE CHAIRMAN**

None

**XV. ADJOURN**

Commissioner Sobieski moved to adjourn the meeting. The motion was seconded by Commissioner Fox. The meeting was adjourned at 7:55 p.m.

Respectfully submitted,

  
Norine Addis  
Recording Secretary